

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, June 3, 2014 at 5:30 p.m. in the Council Caucus Room in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Originally approved November 5, 2008. Façade built with modifications, as presented Feb. 5, 2012. Applicant seeks as-is approval to protect tenants.
Carried from January 8, 2013, February 5, 2013, August 20, 2013, September 10, 2013, October 1, 2013
7. New Business:
8. Section 31 review. Identifying arches at the two Newark Avenue entries to India Square.
9. Review and discussions of amendments to the Land Development Ordinance to add a definition for "right-of-way." Formal action may be taken.
10. Review and discussions of amendments to the Land Development Ordinance to add site plan review threshold for land disturbance. Formal action may be taken.
11. Case: P13-010.1 Site Plan Amendment with deviations
Applicant: Morgan Point Urban Renewal Co., LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 159 Morgan Street
Block: 13002 Lot: 1.01
Zone: Powerhouse Arts Redevelopment Plan
Description: Reconfiguration of ground floor retail.
Deviation: Signage.
12. Case: P14-022 Minor subdivision
Applicant: PH Residential LLC, a NY Limited Liability
Attorney: Charles Harrington III, Esq.
Review Planner: Maryann Bucci-Carter
Address: 100 Montgomery Street
Block: 13102 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: subdivide one lot into 2 new lots to separate the existing residential building from the parking lot.
13. Case: P13-091 Preliminary & Final Site Plan with Deviations
Applicant: 12th Street JC, LLC
Attorney: Robert Verdibello
Review Planner: Maryann Bucci- Carter
Address: 221 Twelfth Street
Block: 8801 Lot: 1
Zone: Jersey Avenue Tenth Redevelopment Plan
Description: Rehabilitation of existing Shell station and addition of restaurant.
Deviations: Height of free-standing ID sign and minimum number of building signs
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD